LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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P.A.S.: Change of Zone #73HP
Landmark District Designation

DATE: June 13, 2002

PROPOSAL: The Delta Eta Chapter of Sigma Nu Fraternity has requested landmark designation for the Sigma Nu House at 625 N. 16th Street.

CONCLUSION: Designation of the Sigma Nu House as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

RECOMMENDATION: Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The east 120 feet of Lot 19 of Little's Subdivision, Lincoln, Lancaster County, Nebraska, (SW 1/4 Sect 24-T10N-R6E).

LOCATION: West side of N. 16th Street, between S and U Streets.

APPLICANT: Delta Eta Chapter of Sigma Nu Fraternity
625 N. 16th Street
Lincoln, NE 68508
(402)436-7222

CONTACT: David Albers, Board President
625 N. 16th St.
Lincoln, NE 68508
(402)476-3300

EXISTING ZONING: R-7 Residential.

SIZE: 12,000 square feet, more or less.

EXISTING LAND USE: Fraternity house.

SURROUNDING LAND USE AND ZONING: P (Public Use–University of Nebraska) nearby to all sides; R-7 (Residential, used by sorority and fraternity houses) to north, east, and south. The surrounding land is predominantly used for student housing in the form of "Greek" chapter houses.

HISTORY: This fraternity house was built in 1927 at the height of "Greek" house construction on the east and south edges of the expanding UNL campus. The "Greek Row" area was recognized as a historic district listed on the National Register of Historic Places in 1997.

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

ESTHETIC CONSIDERATIONS:
This fraternity house stands on North 16th Street in the heart of Greek Row. Designation as a landmark would implement Preservation Guidelines and design review of exterior changes, assisting the House Association in maintaining the historic and architectural character of the house.

ALTERATIVE USES:
Approval of this application would not change the permitted uses in the zoning district.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States*" or that "*Represent a distinctive architectural style or innovation...*"

2. The Historic Preservation Commission held a public hearing on this matter and voted unanimously to recommend that the Sigma Nu House be recognized as a Lincoln Landmark for its architectural character as a design by N. R. Brigham, an Omaha architect in partnership with Anderson and Spooner of Council Bluffs. This is Brigham's only known work in Lincoln. The house is a distinctive example of Spanish Colonial Revival architecture and is also significant for its historic association with the establishment of a concentrated area of "Greek" chapter houses at UNL.

3. Preservation guidelines for the proposed landmark are attached. They are based on the Secretary of the Interiors Standards and Guidelines for historic preservation and rehabilitation, which are also the guidelines used in the Haymarket Landmark District.

4. The application is enclosed.

5. The owners are requesting landmark designation for the protection of the house, and to benefit by the review of Historic Preservation Commission of any future changes to the building. Furthermore, the University of Nebraska Foundation is collaborating with

individual house corporations to develop dedicated funds through which donors can assist in the preservation of specific chapter houses. The Foundation encourages landmark designation, in order that the appropriateness of funded work on chapter houses be reviewed. This designation therefore allows the City to use its existing historic preservation program and procedures to partner with the property owner and the University Foundation.

6. The listing of Greek Row Historic District on the National Register in 1997 recognizes its historic and architectural significance, but lends little protection except in the case of federal undertakings. This voluntary application for Lincoln Landmark designation offers more substantial protection and offers a model which other chapter houses may follow.

7. The Comprehensive Plan of 2002 includes as a strategy to "Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places."

Prepared by:

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Edward F. Zimmer, Ph. D.
Historic Preservation Planner

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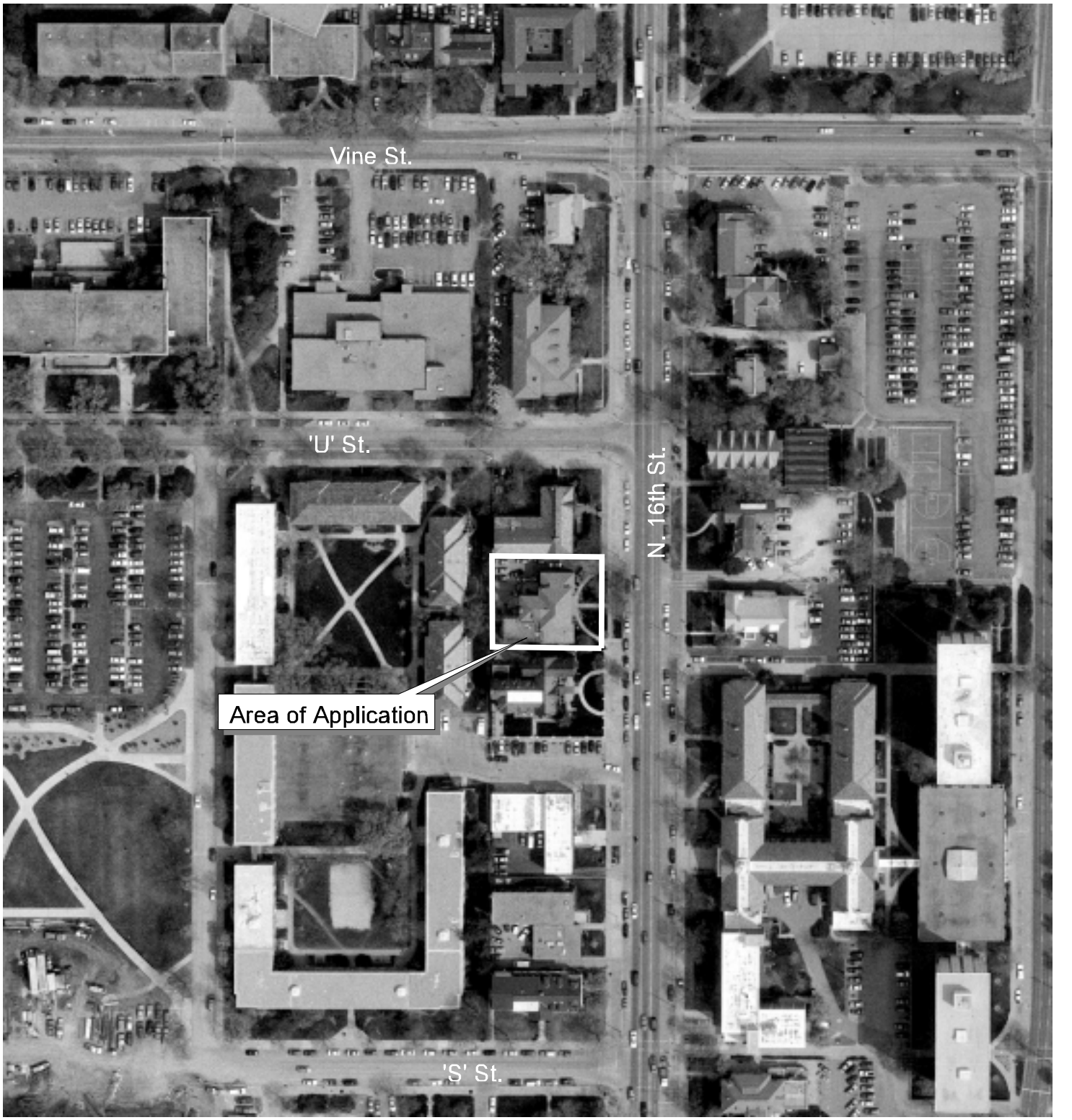

Change of Zone #73HP
625 N. 16th St.
Sigma Nu

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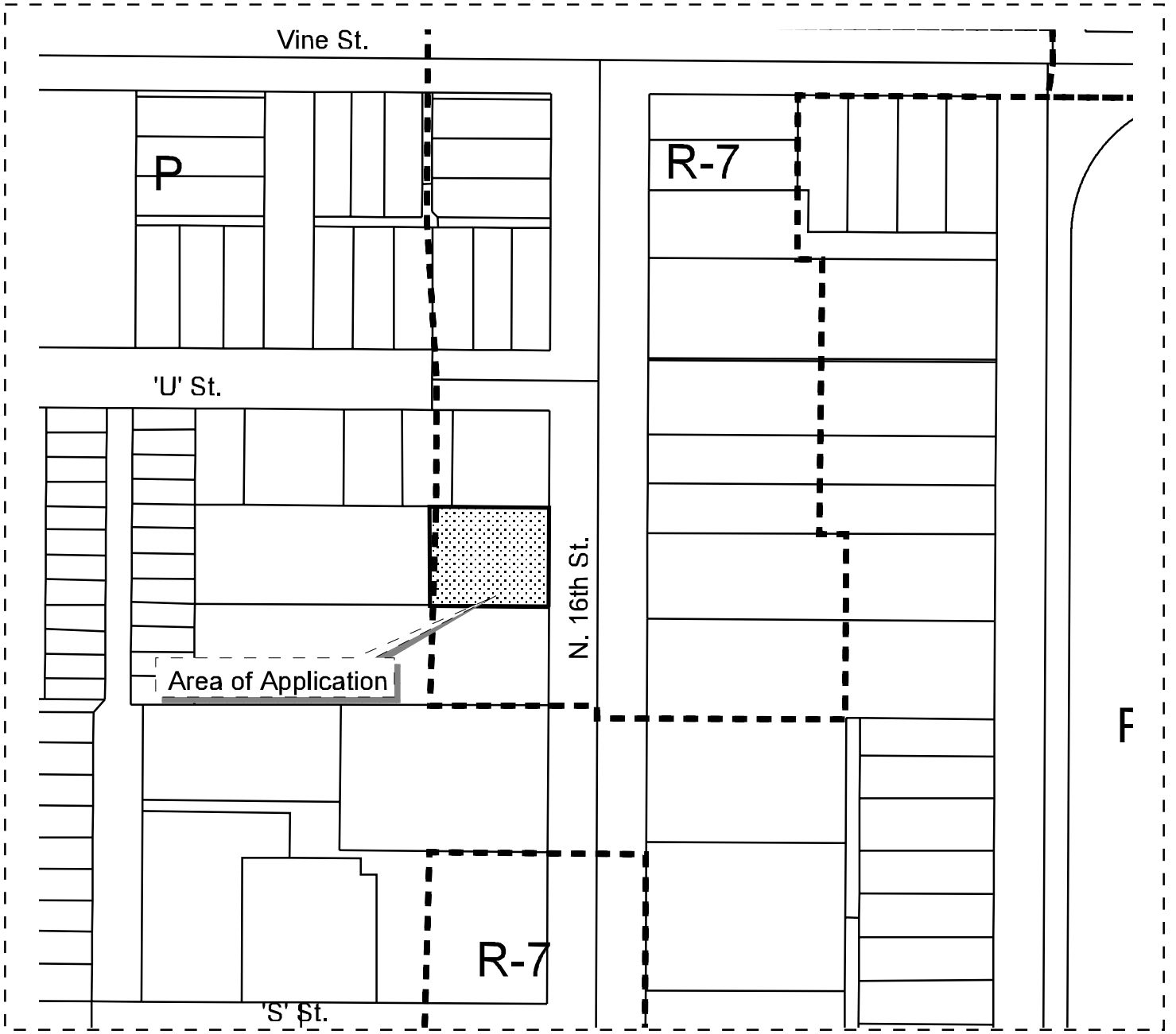
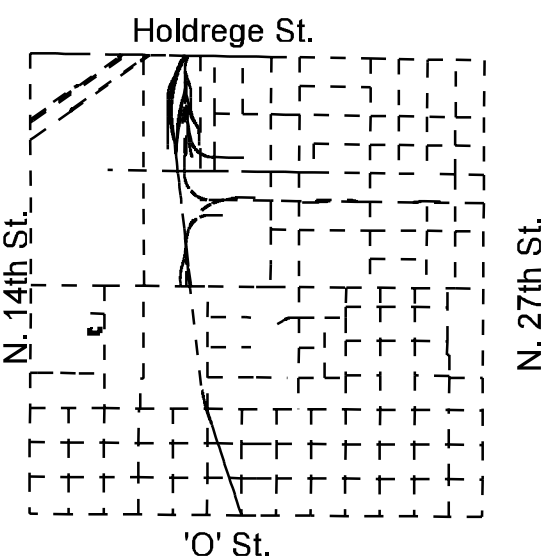
Photograph Date: 1997



Change of Zone #73HP
625 N. 16th St.
Sigma Nu



One Square Mile
Sec. 24 T10N R6E

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Zoning Jurisdiction Lines

City Limit Jurisdiction

APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic	**Sigma Nu**
and/or Common	
NeHBS Site #	**LC13:D9-524**

2. LOCATION

Address 625 North 16th Street, Lincoln, NE 68508

3. CLASSIFICATION

Proposed Designation
__Landmark District
_x_Landmark

Category
__district
_x_building(s)
__structure
__site
__object

Present Use
_x_**educational**
_x_**other (fraternity house)**

4. OWNER OF PROPERTY

Name	Sigma Nu Building Association
Address:	PO Box 198, Elmwood, Nebraska 68349

5. GEOGRAPHICAL DATA

Legal Description: The east 120 feet of Lot 19 of Little's Subdivision, Lincoln, Lancaster County, Nebraska.

Number of Acres or Square Feet: **less than one acre**

6. REPRESENTATION IN EXISTING SURVEYS

Title **Historic and Architectural Site Survey of Lincoln, NE**

Date 1996 __State __County _x_Local

Depository for survey records: Lincoln/Lancaster County Planning Dept., 555 S. 10th Street, Lincoln, NE 68508

Is proposed Landmark or Landmark District listed in the National Register?

_X_ yes, within the Greek Row Historic District, listed 1997.

7. DESCRIPTION AND HISTORY

Condition

__excellent	__deteriorated	__unaltered	_x_ original site
_x_ good	__ruins	__altered __moved	date___
__fair	__unexposed		

DESCRIPTION:

Sigma Nu Fraternity House is a unique example of Period Revival/Spanish Colonial architectural style within the Greek Row Historic District. The house was created by architect N. R. Brigham, Omaha partner of Anderson and Spooner of Council Bluffs, and was built for Sigma Nu in 1927 by Lincoln contractor John M. Alexander and Co. The 1927 building permit lists the estimated cost of construction at a mere $30,000.

The buff-brick house has a three-story central pavilion and two-story side wings. The steep hipped roofs are covered in red Spanish tile. Characteristic elements of the Spanish Colonial style are the roofs, the recessed arcade that forms the front porch and entry, and the arched windows. Also noteworthy are the decorative tilework between the roof brackets and false balconies of corbelled brickwork on the second-story of the wings.

In 1959, a 33' x 74' three story, flat roof addition was added to the west or back side of the fraternity house. This new wing designed by Lincoln architects Hemphill and Vierk was constructed by George Cook for an estimated $45,000, and it doubled the original floor space. This addition altered the back of the existing house, but the building materials were similar. When viewed from the front facade, this house's integrity is remains very strong. Even the original casement windows are retained.

Significant interior features include a north-south entry hall that extends behind the arcade, a central parlor with plasterwork capitals and a large fireplace, and the main staircase located south of the parlor, off the entry hall.

HISTORY:

The Delta Eta Chapter of Sigma Nu was created at the University of Nebraska Lincoln in 1909. The fraternity was housed at several locations prior to 1927, such as 1527 M, 517 S. 11th, 2530 Q and 1615 F. Sigma Nu relocated to the east edge of campus during the major movement of Greek chapter houses to R and 16th Streets in the 1920s.

8. SIGNIFICANCE

Period	Areas of Significance-Check and justify	
__prehistoric	__archeology-prehistoric	__landscape architecture
__1400-1499	__archeology-historic	__law
__1500-1599	__agriculture	__literature
__1600-1699	x architecture	__military
__1700-1799	__art	__music
__1800-1899	__commerce	__philosophy
x 1900-	__communications	__politics/government
	__community planning	__religion
	__conservation	__science
	__economics	__sculpture
	X education	__social/humanitarian
	__engineering	__theater
	__exploration/settlement	__transportation
	__industry	__other (specify)
	__invention	

Specific dates: 1927

Builder/Architect: N. R. Brigham, partner, Anderson and Spooner of Council Bluffs (architects), John M. Alexander and Co. (contractor); Hemphill and Vierk (architects),George Cook (contractor of addition)

Statement of Significance:

Sigma Nu is a characteristic contributing historic resource in the heart of the Greek Row Historic District. It is the only Greek house constructed in the Spanish Colonial style, which with its large size and location, leads to a strong presence on Greek Row. The building, executed in 1927 by prominent Omaha architect N. R. Brigham and Lincoln builder John M. Alexander and Co., is among the top of the Greek houses in architectural character and preservation of architectural integrity.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

__x__ Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;

__X__ Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or

___ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lincoln Building permit 16453; City Permit Application original plans
Lincoln City Directories
"Greek Row Historic District" National Register nomination, prepared by Justin Van Mullem, 1997.
The Cornhusker yearbook, 1927, 1932.
A Comprehensive Program for Historic Preservation in Omaha, Omaha City Planning Dept. 1980.

11. FORM PREPARED BY:

Name/Title: by Ed Zimmer, Lincoln/Lancaster County Planning Dept.

Organization: for David Albers, Delta Eta Sigma Nu chapter Alumni Board President

Date Submitted: 03/15/02

Street & Number 625 N. 16th St. (68508) Telephone (402)436-7222

City or Town Lincoln State Nebraska

Signature_____

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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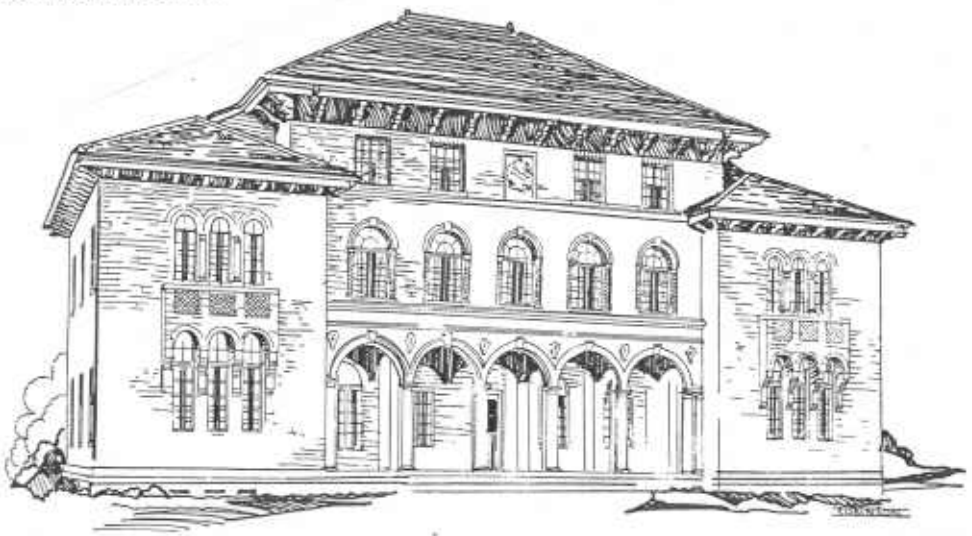
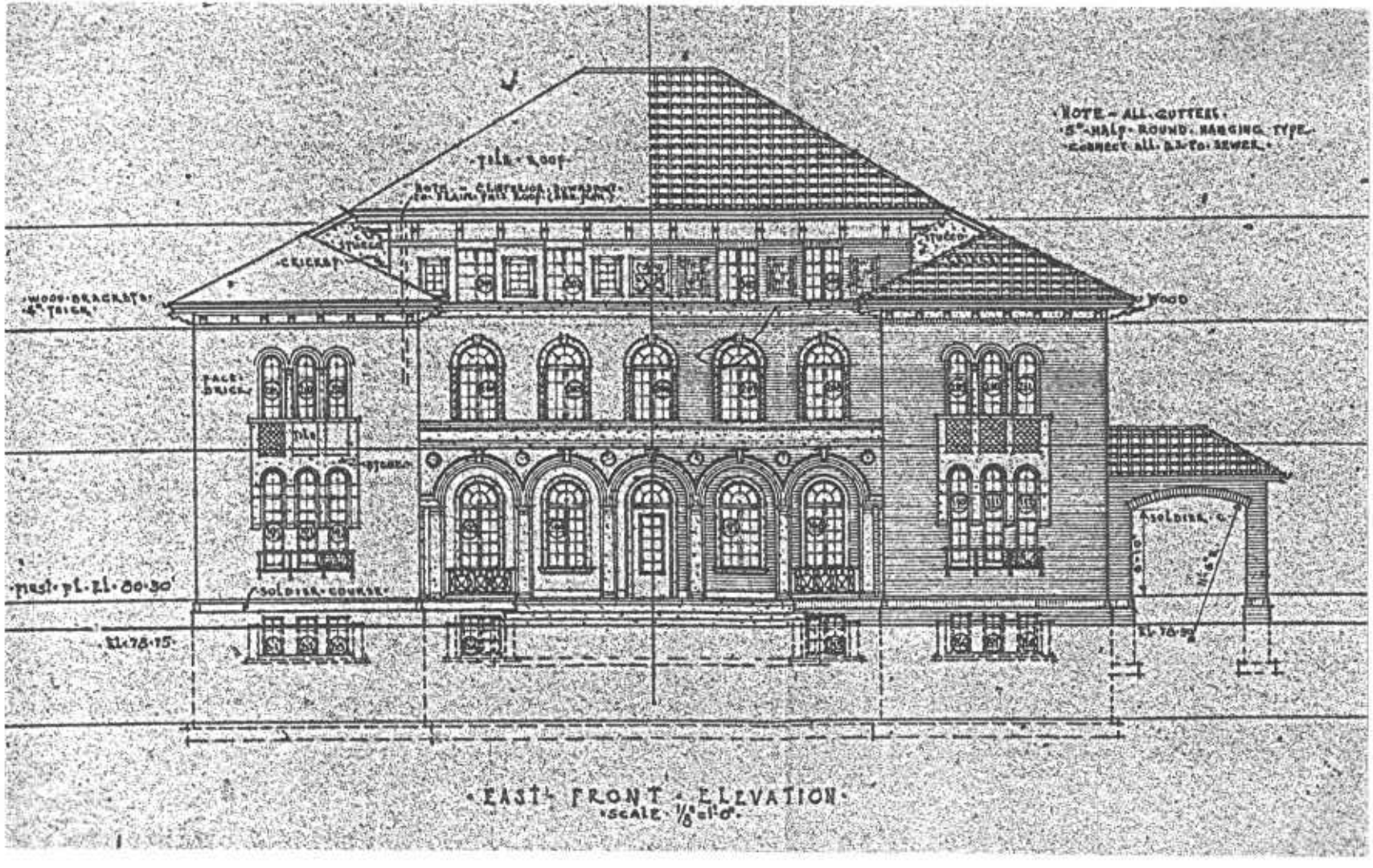
Sigma Nu from northeast, 2001.



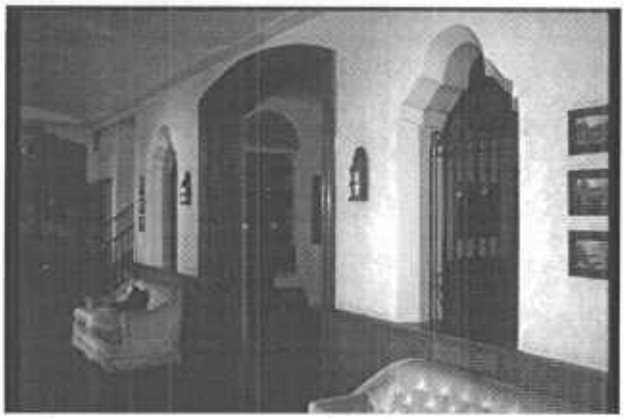
View of new Sigma Nu house from 1932 *Cornhusker* yearbook.



EAST FRONT ELEVATION

SCALE 1/8" = 1'-0"

Interior views, Sima Nu



Entry Hall

M e m o r a n d u m

To: Ed Zimmer, Planning

From: Bruce A. Briney BAB, Public Works and Utilities

Subject: 73HP - Sigma Nu Fraternity House

Date: May 30, 2002

cc: Roger Figard
Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Application for Landmark Designation 73HP for Sigma Nu Fraternity House at 625 North 16th Street and has no objection to the application.

Approved:

*City Council*_____
(date)

PRESERVATION GUIDELINES FOR
Sigma Nu Fraternity House
625 N. 16th Street

1. Architectural Review of Landmark:

a. Photographs: On file in Planning Department.
b. Important architectural features:
Exterior: Three-story height with red-tile clad hipped roofs and prominent eaves brackets, buff brick exterior and stone trim, arcade at main, east entrance features;
Interior: entrance hallway (north-south), main central parlor, principal stair from first to second floor
c. Important landscape features: open yard at main entrance
d. Architectural style and date: Spanish Colonial Revival, designed by N. R. Brigham of Omaha and Anderson & Spooner of Council Bluffs, 1927
e. Additions and modifications: three-story addition of 1959, inconspicuously located on west (rear) side

2. Notice of Work Needing Certificate:

A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:

1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
3. Work involving:
   a. Reduction of front yard;
   b. Addition of fencing and walls visible from 16th Street;
   c. Replacement of exterior material and trim or visible roofing materials;
   d. Cleaning and maintenance of exterior masonry;
   e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the streets;
   f. Addition of awnings;
   g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
   h. The addition or replacement of signs;
   i. Moving structures on or off the site;
   j. Installation of electrical, utility, and communications services on principal (east)

facade;

k. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the east facade.

l. Interior modifications in the entrance hall or central parlor.

B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration, except in the areas previously notes (m, above).

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed $100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. **Standards for Owner and Preservation Commission:**

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

(Based on the Secretary of the Interior's Standards
for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, sturcture, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE ENVIRONMENT

Recommended	Not Recommended
Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended	Not Recommended
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	
Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

BUILDING SITE -- continued

Recommended	Not Recommended
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.
Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	Not Recommended
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.
Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*	Not Recommended
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	Not Recommended
	been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Duplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar joints of a differing size or joint profile, texture or color.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	
Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle bruches.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.
Replacing missing signficant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended	Not Recommended
Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	Not Recommended
Retaining and preserving significant architectural features, whenever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended	Not Recommended
Retaining original material, whenever possible.	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.
Cleaning when necessary with the appropraite method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

BUILDING: EXTERIOR FEATURES -- continued

Roofs and Roofing

Recommended	Not Recommended
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.	
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size shape, color, and texture that the appearance of the building is altered.
Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended	Not Recommended
Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.	Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.
	Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended	Not Recommended
Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.	Installing inappropriate new window or door features such as aluminim storm and screen window insulating glass combinations that require the removal of original windows and doors.
Installing visually unobstrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.	Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.
Using original doors and door hardware when they can be repaired and reused in place.	Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended	Not Recommended
Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.	Removing or altering porches and steps that are appropriate to the building's development and style.
Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.	Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron cast iron, terra cotta, tile, and brick. Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended	Not Recommended
Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.	Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

BUILDING: EXTERIOR FEATURES -- continued

Exterior Finishes

Recommended	Not Recommended
	Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended	Not Recommended
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	
Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
	Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
Protecting architectural details and features that contribute to the character of the building.	

NEW CONSTRUCTION -- continued

Recommended	Not Recommended
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Placing television antennae and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	Not Recommended
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
	Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.